



Legacy Senior Residences
 5353 West 63rd Avenue Arvada, CO 80003
 Phone: (303) 903-2500 Fax: (303) 374-2880

December 10th, 2025

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes					
Household Size: 2025 Income Limits & Rental Rates					
Type of Unit Available	Qty Avail	1 Person Max Income	2 Person Max Income		Rental Rates
50%	1	\$49,050	\$56,050	Approx. 856 square feet	\$1,313
60%	33	\$58,860	\$67,260	Approx. 718 square feet	\$1,576

** 30% Project Based Voucher Applicants must be referred from Housing Authority **

2 Bedroom/1 Bath Homes						
Household Size: 2025 Income Limits & Rental Rates						
Type of Unit Available	Qty Avail	1 Person Max Income	2 Person Max Income	3 Person Max Income	4 Person Max Income	Rental Rates
50%	3	\$49,050	\$56,050	\$63,050	\$70,050	Approx. 841 to 867 square feet
60%	27	\$58,860	\$67,260	\$75,660	\$84,060	Approx. 841 to 867 square feet

* 8 apartments set aside for 30% Project Based Vouchers. Applicants must be referred to Housing Authority*

Thank you for your interest in our community!

Legacy Senior Residences Arvada, CO has 72 apartments to choose from; we know you may have many questions. Our goal is to answer as many questions as possible by providing you with information regarding the development as well as eligibility criteria to assist you in the decision to make Legacy Senior Residences at your home.

- Legacy Senior Residences is a **Restricted Age and Income** development for seniors 55 and over. Income limits apply to the TOTAL earnings of all persons in the household. Rental rates are set and are not based on Income*. Please refer to the Income and Rental Rate Table above for the apartment you wish to rent.
- There are a limited number of apartments in each price range; apartments are rented on a first come, first serve basis. Income Limits and Rental Rates are subject to change in accordance with the State income guidelines, utility allowances and Area Median Incomes. These changes CAN be made during the lease term and may result in rental rates being increased or decreased.

- **APPLICATION:** A \$25.00 NON-refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and a Criminal Background Check. Colorado Applicants have the right to provide a Portable Tenant Screening Report (PTSR) that is not more than 30days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides a PTSR, landlord is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for access or use of the PTSR. If you wish to provide a PTSR please contact the property directly. Online applications require online payments to proceed further.
- **DEPOSITS:** A \$500.00 Refundable deposit is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. All payments are required to be made via online payment through the tenant portal.
- **RENT PAYMENTS:** Rent is due on the 1st and considered late on the 8th of each month. All payments are required to be made via online payment through the tenant portal.
- **PETS:** A \$150 NON-Refundable fee (per pet) and a \$35 Monthly fee (per pet). There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** Legacy Senior Residences have all-inclusive major utilities paid by the owner. The resident is responsible for the cost of phone, cable, and internet.
- **GARAGES:** There are a limited number of garages available at a rate of \$100/month.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, built-in microwave, and full-size washer/dryer.
- **SMOKING:** The Legacy Senior Residences is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (303) 903-2500 or visit our website at <https://www.beacon.cc/legacyarvada.html>

We look forward to welcoming you to the Legacy Community.

Your Team at Beacon Management.

